



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA Wednesday June 12, 2013

APPROVED: _____

PAGE 1 OF 3

NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL WHO WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND, THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM ON WHICH YOU WILL BE TESTIFYING. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@frederickcountymd.gov

TENTATIVE UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)
Wednesday- July 10, 2013 @ 9:30 AM

Contact

Planning and Development Review
@ 301-600-1138

For re-zonings, Ag-preservation, workshops,
public hearing agendas, preliminary/final
plans, Preliminary and Site plan items

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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PAGE 2 OF 3

ITEM	TIME	ACTION REQUESTED
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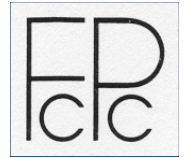
9:30 A.M.

1. **MINUTES TO APPROVE** **DECISION**
2. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
3. **AGENCY COMMENTS/AGENDA BRIEFING** **INFORMATIONAL**
4. **SOLID WASTE MANGEMENT PLAN AMENDMENT** **FINDING OF CONSISTENCY**
 - a) The proposed amendments, [SWMP 13-01](#), to the Solid Waste Management Plan include references to updates from MDE, inclusion of language regarding state legislation passed in 2012, and minor housekeeping updates.
Phil Harris, DUSWM
5. **ADEQUATE PUBLIC FACILITIES ORDINANCE(APFO)** **DECISION**
 - a) [Harding Farm \(Wawa\)](#) - The applicant is requesting approval of the APFO Letter of Understanding (LOU) for an expansion of an already approved but not built convenience store with fuel pumps; located in the south west quadrant of MD 355 and Holiday Drive. This plan is concurrently being reviewed as a Type II site plan.
File: SP97-23; APFO AP 13526
Traffic Engineer, Ron Burns
6. **PRELIMINARY PLAN** **DECISION**
 - a) [Woodbourne Manor](#) - The applicant is requesting preliminary plan approval for 194 lots. Located at the northeast quadrant of MD 180 (Jefferson Pike) and MD 383 (Broad Run Rd.). Zoned: R-3 Residential and Village Center, Planning Region: Brunswick, Tax Map 84 / Parcel 120.
File: S-962, Preliminary AP 13374 APFO AP 13412 & FRO AP 13375
Mike Wilkins, Principal Planner

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PAGE 3 OF 3

7. CONCEPT PLAN

DECISION

- a) Jefferson Village Center, Lot 1 - The applicant is requesting concept plan approval for a 9,100 square foot variety retail store on a 1.50-acre site. Located on the north side of Holter Pike (MD Rt 180) and Holter Road, west of Old Hill Road, south of Village Center, Planning Region: Brunswick, Tax Map 87 / Parcel 12. Zoned: Limited Industrial. File: SP87-19, Site AP 13148
Tolson DeSa, Principal Planner

Agenda Item Canceled To Be Rescheduled

8. SITE PLANS

DECISION

- a) Above Air - The applicant is requesting site plan approval for 20,965 square feet of addition onto an existing 19,440 square foot building for a contractors use, on a 6.68-acre site. Located on the south west corner of Mountville Road and Ballenger Creek Pike. Zoned: Limited Industrial, Planning Region: Adamstown, Tax Map 94 / Parcel 87. File: SP87-12, AP #13287, APFO #13289, FRO #13290
Tolson DeSa, Principal Planner

9. COMBINED PRELIMINARY FINAL AND SITE PLANS

DECISION

- a) Landsdale (Greenvally) - The applicant is requesting combined preliminary / site plan approval for 701 dwellings. The project is located along the west side of Ed McClain Road, to the north of MD80, and to the west of MD75. Zoned: PUD, Planning Region: Urbana, Tax Map 76 / Parcel 109. File: S-1130, Site AP#13403, APFO AP#13405, FRO AP#13406
John Dimitriou, Principal Planner

- b) Jefferson Technology Park - Jefferson Place - The applicant is requesting combined preliminary/site plan approval for 825 dwellings. The project is located along the south side of MD180, to the north of US340 outside the south west corner of Ed McClain Road, Planning Region: Brunswick, Tax Map 4, 43, 24. File: S-1137, Site AP#13421, APFO AP#13424, FRO AP#13425
John Dimitriou, Principal Planner

Agenda Item Canceled To Be Rescheduled

10. 2012 ANNUAL REPORT

APPROVAL

- a) Staff will be presenting the 2012 Annual Report, which highlights planning and development activity and also addresses the state's smart growth goals, measures, and indicators.
Jim Gugel, Planning Director